

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

C29

FROM: Eric J. Hammack, Property Agent Senior
Land Management Section
Office of Real Estate Services

DATE: December 3, 2013

SUBJECT: F#8597-0804 - Vacation of a portion of Tillery Street.

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. **A portion of the area being requested for vacation will be used for parking by the abutting landowners, and the remainder will remain in its natural state and accessible to City of Austin for any necessary utility maintenance.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to area being retained as drainage easement and inundation easement, and the granting of a 15' public utility easement.**

The applicant has requested that this item be submitted for placement on the **December 10, 2013, Planning Commission Agenda** for their consideration.

Staff contact: Eric J. Hammack at 974-7079 or landmanagement@ci.austin.tx.us.

Applicant: Phil Moncada – Moncada Consulting

Property Owner: Daniel and Rose Baladez and Auspro Enterprises, L.P.

Mr. Phil Moncada or his representative will be present at the meeting to answer any questions regarding the project, if needed.



Eric J. Hammack, Property Agent Senior
Land Management Section
OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE
VACATION OF A PORTION OF THE TILLERY STREET RIGHT-OF-WAY BETWEEN
CESAR CHAVEZ AND THE COLORADO RIVER

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AT&T	APPROVE
AUSTIN TRANSPORTATION <i>Reviewed as Transportation Division</i>	APPROVE
AUSTIN ENERGY	APPROVE, SUBJECT TO DEDICATION OF A 15' PUBLIC UTILITY EASEMENT AT THE NORTH END OF THE VACATED ROW
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CODE COMPLIANCE <i>Reviewed as Solid Waste / Code Enforcement</i>	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE, SUBJECT TO DEDICATION OF A 15' PUBLIC UTILITY EASEMENT AT THE NORTH END OF THE VACATED ROW
PLANNING & DEVELOPMENT REVIEW (Land Use Review - Engineering) <i>Reviewed as WPDR – LUR Engineering</i>	RETAIN THE ENTIRE AREA AS A DRAINAGE EASEMENT
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation) <i>Reviewed as WPDR - TASC</i>	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review) <i>Reviewed as NPZD – Zoning Review</i>	APPROVE
PARD	APPROVE
PUBLIC WORKS (CHIEF ENGINEER)	APPROVE
PUBLIC WORKS (STREET & BRIDGE)	APPROVE
PUBLIC WORKS DIRECTOR	APPROVE
TEXAS GAS SERVICES	APPROVE

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TIME WARNER

APPROVE, SUBJECT TO DEDICATION
OF A 15 ' PUBLIC UTILITY EASEMENT AT
THE NORTH END OF THE VACATED
ROW

WATERSHED PROTECTION
(Engineering)
*Reviewed as WPDR – Environmental;
Floodplain; Engineering.*

RETAIN THE VACATED ROW AS A
DRAINAGE EASEMENT AND AN
INUNDATION EASEMENT
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MEMORANDUM

Case No.: 8597-0804

Date: April 16, 2008

SUBJECT: ROW VACATION

<input type="checkbox"/> Louis Salm	AT&T	<input type="checkbox"/> Bruna Quinonez	Solid Waste (Code Enforcement)
<input type="checkbox"/> Norma Clark	Austin Energy	<input type="checkbox"/> Binaya Sharma	Street & Bridge
<input type="checkbox"/> Dedurie Kirk	Austin Water (Water)	<input type="checkbox"/> Chris Landgraf	Texas Gas
<input type="checkbox"/> John Hodges	Capital Metro	<input type="checkbox"/> Laurie Schumpert	Time Warner
<input type="checkbox"/> Bill Gardner	Chief Engineer	<input type="checkbox"/> Alan Hughes	Transportation
<input type="checkbox"/> Millissa Warren	EMS	<input type="checkbox"/> Craig Weatherbee	TXU Energy - Electric
<input type="checkbox"/> Capt. Joe Limon	Fire	<input type="checkbox"/> Martin Perez	TXU Gas Co.
<input type="checkbox"/> Luis Mata	Grande Comm	<input type="checkbox"/> Javad Oskouipour	WPDR (Engineering)
<input type="checkbox"/> Minal Bhakta	NPZD (Neighborhood Planning)	<input type="checkbox"/> Lynn Chaumont	WPDR (Environmental)
<input type="checkbox"/> Humberto Rey	NPZD (Urban Design)	<input type="checkbox"/> Todd Pankey	WPDR (Floodplain)
<input type="checkbox"/> Jerry Rusthoven	NPZD (Zoning Review)	<input type="checkbox"/> Jonathan Janek	WPDR (Stormwater)
<input type="checkbox"/> Jenna Neal	PARD	<input type="checkbox"/> Joe Almazan	WPDR (TASC)

A request has been received for vacation of a 19,202 square foot portion of right of way at the 10th Block of Tillery Street. (Adjacent to 3109 and 3201 Cesar Chavez.)

Please review this request and return your comments to Alex Papavasiliou (974-7087) email address: Alex.Papavasiliou@ci.austin.tx.us, or Fax No. 974-7088. Physical address: Public Works/Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **April 30, 2008**

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

A.E.C., Inc.

1301 S. I-H 35 Suite # 204
Austin, TX 78741

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Phone: (512) 474-7377 Cell: (512) 627-8815

April 2, 2008

**Tillery Street
Transmittal Letter**

1. Reason for the vacation?

(a) We are requesting the vacation for Tillery Street because the City of Austin will not build out this roadway due to topography of site. We can use this area for parking.

2. Is this S.M.A.R.T. Housing Project?

(a) No

3. Future development plans for vacated area?

(a) Yes

4. What is currently there?

(a) There is a concrete pad and asphalt parking.

5. What kind of parking facilities is currently there?

(a) Owner's of both lot park in current Right of Way.

6. What will be your increase in parking requirements with the expansion?

(a) Owners of adjacent property owners has not decided the size of the proposed development. No building proposed at this time. We are unsure of parking requirements for future development.

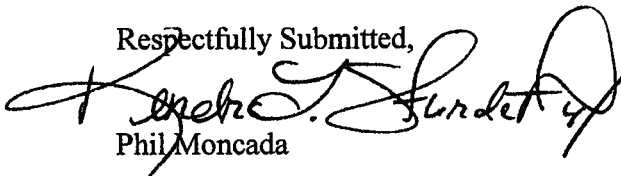
7. How do you plan to handle the increase?

(a) Site Plan proposed.

8. Does the area to be vacated lie within the Central Business District or UT areas?

(a) No

Respectfully Submitted,


Phil Moncada

Cc: Daniel Baladez
Cc: Matt & Matthew Kleinman

Owner Information
Tillery St. Vacation

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Name: Aus Pro Enterprises, L.P.
Attn: Matthew Kleinman
P.O. Box 13459
Austin, Texas 78711

APPLICATION FOR STREET OR ALLEY VACATION

File No. 8597-0804
Department Use Only

DATE: _____
Department Use Only

C29
/X

TYPE OF VACATION

Vacation of a: Street: ✓ or Alley: _____ Hundred Block: _____
Name of Street/Alley: Tillery St.
Adjoins property at the following street address: 3109 E. Cesar Chavez St + 3201 E. Cesar Chavez
Purpose: _____

PROPERTY DESCRIPTION OF AREA TO BE VACATED

Parcel #: 02-0012-0103 ; 02-0013-0225, 0226
Survey & Abstract No.: Survey 29, Abstract 22 JC Tannehill
Lot(s): _____ Block: _____ Outlot: 65 DIVISION 0 / OUTLOT 15-10
Subdivision Name: _____
Plat Book _____ Page Number _____ Document Number _____

DIV. 0

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <u>NO</u>	_____
Subdivision: Case (circle one): YES / <u>NO</u>	_____
Zoning Case (circle one): YES / <u>NO</u>	_____

PROJECT NAME, if applicable:

Name of Development Project: _____
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO

OWNER INFORMATION

Name: Daniel + Rose Baladez (as shown on Deed)
Address: 8708 United Kingdom Dr Phone: (512) 529-9876 Fax No.: () _____
City: Austin County: Travis State: Tx Zip Code: 78748
Email Address: danielbaladez@sbcglobal.net
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

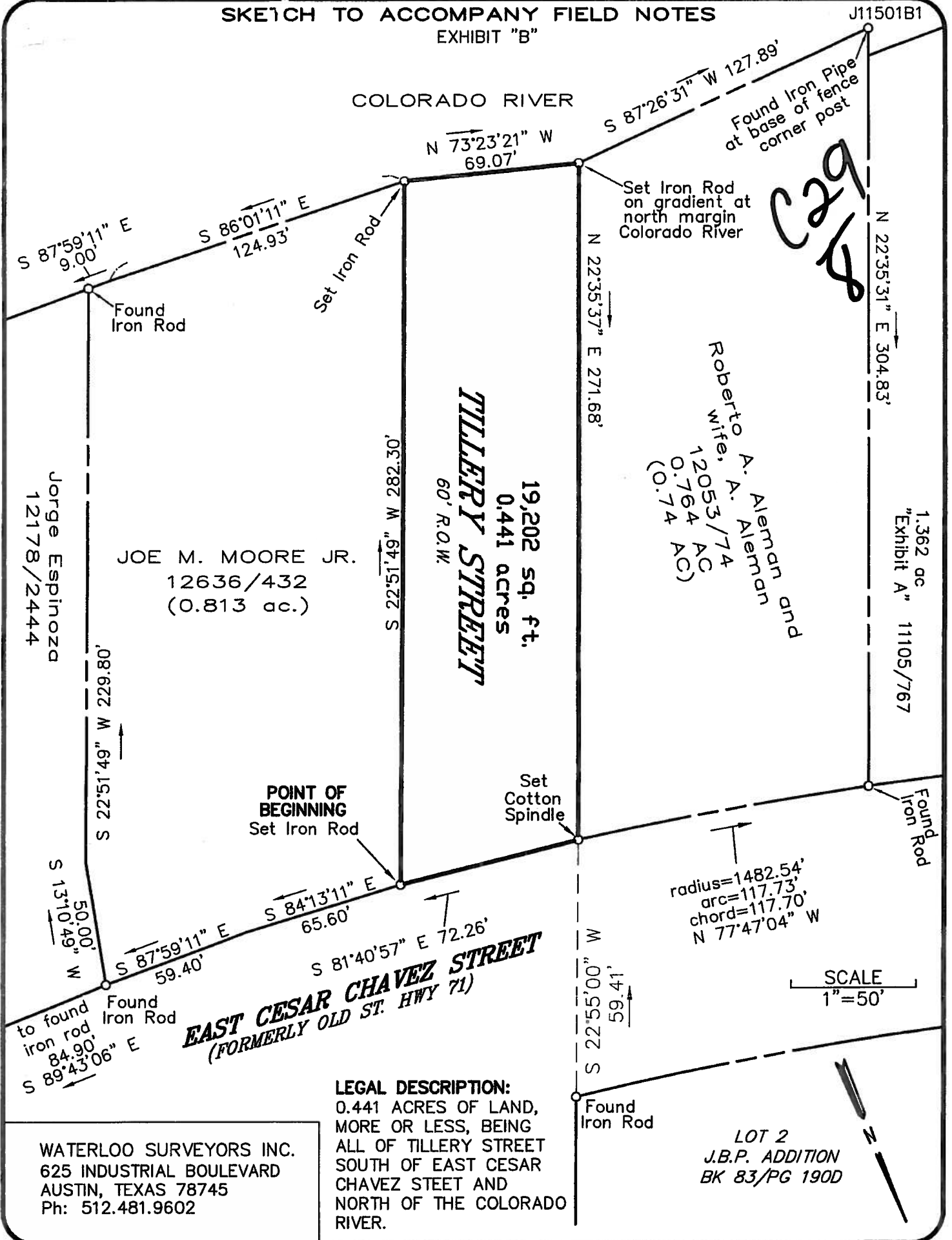
APPLICANT INFORMATION

Name: Phil Moncada
Firm Name: A.E.C., Inc.
Address: 1301 S. I-435 Suite #204 Phone: (512) 627-8815 Fax No.: (512) 474-4923
City: Austin State: Tx Zip Code: 78741
EMAIL ADDRESS: moncadataz@sbcglobal.net

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and a check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: _____
Landowner/Applicant

J11501B1



ROV requested to be released